



BOARD OF ZONING ADJUSTMENTS

Final Agenda

June 8, 2015

MEETING INFORMATION

Location

City Council Chambers

1st Floor, City Hall
1300 Perdido Street
New Orleans, Louisiana

Time

10:00 a.m.
*Decision Appeals are heard
after 1 p.m.*

Board Members

Candice M. Forest – Chair

Todd C. James – Vice Chair

Denise C. Puente

Andrew P. Sanchez, Jr.

Thomas McCall Screen

Jaime Ramiro Diaz

The general public cannot speak
with the members personally.

The Board of Zoning Adjustments consists of seven citizen members appointed by the Mayor and approved by the City Council. The City Charter grants the Board the power to permit exceptions to or variations from the City's zoning regulations and to hear decision appeals from the Director of the Department of Safety and Permits in accordance with the principles, conditions, and procedures set forth in Article 14 of the City's Comprehensive Zoning Ordinance. The decision made by the Board will be provided in the form of a resolution. The resolution should be produced by **June 18, 2015**.

General Rules of Order

Robert's Rules of Order govern the conduct of the meeting. Any member of the public may speak on any matter before the Board. If you wish to appear before the Board, please fill out a Speaker Card and place it in the Lucite box in the far wall in the Council Chambers. When you are recognized by the Chairperson, state your name and address and speak directly into the microphone.

Appeals

Any person or persons, or any officer, department, commission, board, bureau, or any other agency of the City of New Orleans jointly or singularly aggrieved by any decision of the Board of Zoning Adjustments may present to the Civil District Court of the Parish of Orleans, within thirty (30) days after filing of the decision in the office of the Board, a writ of certiorari asking for such relief and under such rules and regulations as are provided for such matters in appropriate legislation of the State of Louisiana.

A. Call to Order, Roll Call, Adoption of Minutes, Communications and Reading of Hearing Rules

B. BZA Dockets – Unfinished Business

ITEM 1 – Docket Number: 014-15

Applicant or Agent: Theodore L. Wong
Property Location: 4714 Coliseum Street **Zip:** 70115
Bounding Streets: Coliseum St., Valence St., Chestnut St., & Bordeaux St.
Zoning District: RD-2 Two-Family Residential District
Historic District: N/A **Planning District:** 3
Existing Use: Single-Family Residence **Square Number:** 293
Proposed Use: Single-Family Residence **Lot Number:** 16
Project Planner: Brooke Perry (btperry@nola.gov)

Request Citation: This request is for variances from the provisions of Article 15, Section 15.2.3, and Article 15, Section 15.6.6 of the Comprehensive Zoning Ordinance.

Request: This request is to permit one (1) parking space in the front yard and excessive paving of the required front yard area. **(AFTER THE FACT)**

Requested Waivers:

Section 15.2.3 – Parking in Front Yards

Required: 0 Spaces Provided: 1 Space Waiver: 1 Space

Section 15.6.6 – Limitation of Pavement of Required Front Yard Areas

Required: ≤ 40% Provided: 61% (267 sq. ft.) Waiver: 21% (91 sq. ft.)



ITEM 2 – Docket Number: 046-15

Applicant or Agent: Jonathan Tate & Charles Rutledge
Property Location: 3609-3611 South Saratoga Street **Zip:** 70115
Bounding Streets: S. Saratoga St., Foucher St., Amelia St., & Loyola St.
Zoning District: RD-2 Two-Family Residential District
Historic District: N/A **Planning District:** 2
Existing Use: Single-Family Residence **Square Number:** 514
Proposed Use: Single-Family Residence **Lot Number:** C-2
Project Planner: Nicolette Jones (nicolette.jones@nola.gov)

Request Citation: This request is for variances from the provisions of Article 4, Section 4.5.7 (Table 4.E) of the Comprehensive Zoning Ordinance.

Request: This request is a requirement of Subdivision Docket 029/15 to permit the construction of a single-family residence with insufficient minimum lot area and insufficient minimum lot width.

Requested Waivers:**Section 4.5.7 (Table 4.E) – Minimum Lot Area**

Required: 4,400 sq. ft. Provided: 1,852 sq. ft. Waiver: 2,548 sq. ft.

Section 4.5.7 (Table 4.E) – Minimum Lot Width

Required: 40' Provided: 24'-7" Waiver: 15'-5"

**ITEM 3 – Docket Number: 047-15**

Applicant or Agent: Jonathan Tate & Charles Rutledge
Property Location: 3613 South Saratoga Street **Zip:** 70115
Bounding Streets: S. Saratoga St., Foucher St., Amelia St., & Loyola St.
Zoning District: RD-2 Two-Family Residential District
Historic District: N/A **Planning District:** 2
Existing Use: Single-Family Residence **Square Number:** 514
Proposed Use: Single-Family Residence **Lot Number:** G
Project Planner: Nicolette Jones (nicolette.jones@nola.gov)

Request Citation: This request is for variances from the provisions of Article 4, Section 4.5.7 (Table 4.E) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a single-family residence with insufficient minimum lot area and insufficient minimum lot width.

Requested Waivers:**Section 4.5.7 (Table 4.E) – Minimum Lot Area**

Required: 4,400 sq. ft. Provided: 1,380 sq. ft. Waiver: 3,020 sq. ft.

Section 4.5.7 (Table 4.E) – Minimum Lot Width

Required: 40' Provided: 19' Waiver: 21'



ITEM 4 – Docket Number: 052-15

Applicant or Agent: Joseph S. Mann, Dorothy Sarpy Mann, & Justin Schmidt
Property Location: 5513-5515 Camp Street **Zip:** 70115
Bounding Streets: Camp St., Joseph St., Chestnut St., & Octavia St.
Zoning District: RD-3 Two-Family Residential District
Historic District: N/A **Planning District:** 3
Existing Use: Two-Family Residence **Square Number:** 247
Proposed Use: Two-Family Residence **Lot Number:** C
Project Planner: Stephen Kroll (skroll@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

Request: This request is a requirement of Subdivision Docket 175/14, to permit the creation of a lot that would cause the elimination of one (1) required off-street parking space.

Requested Waiver:

Section 15.2.1 (Table 15.A) – Off-Street Parking

Required: 1 Space Provided: 0 Spaces Waiver: 1 Space



ITEM 5 – Docket Number: 058-15

Applicant or Agent: Leroy Wylie
Property Location: 7709 Mayo Road **Zip:** 70126
Bounding Streets: Mayo Rd., Curran Rd., Edward St., & Wales St.
Zoning District: RS-2 Single-Family Residential District
Historic District: N/A **Planning District:** 9
Existing Use: Single-Family Residence **Square Number:** A
Proposed Use: Single-Family Residence **Lot Number:** 10-A
Project Planner: Nicholas Kindel (njkindel@nola.gov)

Request Citation: This request is for variances from the provisions of Article 15, Section 15.5.12(2) and Article 15, Section 15.5.12(4) of the Comprehensive Zoning Ordinance.

Request: To permit the after the fact construction of an accessory structure resulting in excessive height and insufficient side yard area.

Requested Waivers:

Section 15.5.12(4) - Accessory Building and Structures Height

Required: 14' Provided: 20.4' Waiver: 6.4'

Section 15.5.12(2) - Accessory Building and Structures Side Yards

Required: 0' or 3' Provided: 1' Waiver: 2'



ITEM 6 – Docket Number: 063-15

Applicant or Agent: Mark Schreiner
Property Location: 4224 Fontainebleau Drive **Zip:** 70115
Bounding Streets: S. Salcedo, S. Gayoso St., Jena St. and Fontainebleau Dr.
Zoning District: RD-2 Two-Family Residential District
Historic District: N/A **Planning District:** 3
Existing Use: Vacant Lot **Square Number:** 192
Proposed Use: Single-Family Residence **Lot Number:** 14
Project Planner: Valerie McMillan (vamcmillan@nola.gov)

Request Citation: This request is for variances from the provisions of Article 4, Section 4.5.7 (Table 4.E) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a single-family residence with insufficient minimum lot width and insufficient minimum lot area.

Requested Waivers:**Section 4.5.7 (Table 4.E) – Lot Width Requirements (Single-Family Dwelling)**

Required: 40' Provided: 30' Waiver: 10'

Section 4.5.7 (Table 4.E) – Lot Area Requirements (Single-Family Dwelling)

Required: 4,400 sq. ft. Provided: 3,600 sq. ft. Waiver: 800 sq. ft.

**ITEM 7 – Docket Number: 064-15**

Applicant or Agent: Mark Schreiner
Property Location: 4224 Fontainebleau Drive **Zip:** 70115
Bounding Streets: S. Salcedo, S. Gayoso St., Jena St. and Fontainebleau Dr.
Zoning District: RD-2 Two-Family Residential District
Historic District: N/A **Planning District:** 3
Existing Use: Vacant Lot **Square Number:** 192
Proposed Use: Single-Family Residence **Lot Number:** 13
Project Planner: Valerie McMillan (vamcmillan@nola.gov)

Request Citation: This request is for variances from the provisions of Article 4, Section 4.5.7 (Table 4.E) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a single-family residence with insufficient minimum lot width and insufficient minimum lot area.

Requested Waivers:**Section 4.5.7 (Table 4.E) – Lot Width Requirements (Single-Family Dwelling)**

Required: 40' Provided: 30' Waiver: 10'

Section 4.5.7 (Table 4.E) – Lot Area Requirements (Single-Family Dwelling)

Required: 4,400 sq. ft. Provided: 3,600 sq. ft. Waiver: 800 sq. ft.



ITEM 8 – Docket Number: 067-15

Applicant or Agent: Matthew Osborne, Steve Goulet
Property Location: 7041 Roy Street **Zip:** 70124
Bounding Streets: Roy St., New Orleans - Hammond Hwy., Fleur De Lis Dr., & Hay Pl.
Zoning District: LRS-1 Lakeview Single-Family Residential District
Historic District: N/A **Planning District:** 5
Existing Use: Vacant Lot **Square Number:** 25
Proposed Use: Single-Family Residence **Lot Number:** 31-A
Project Planner: Brooke Perry (btperry@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 9A, Section 9A.1.8 of the Comprehensive Zoning Ordinance

Request: This request is to permit one (1) parking space in the required corner lot front yard.

Requested Waiver:

Section 9A.1.8. – Parking in Front Yards

Permitted: 0 Proposed: 1 Space Waiver: 1 Space



ITEM 9 – Docket Number: 068-15

Applicant or Agent: Charles Neyrey, McDonogh 31, LLC
Property Location: 800-830 N. Lopez Street **Zip:** 70119
Bounding Streets: St. Ann St., N. Lopez St., N. Rendon St., Dumaine St.
Zoning District: RD-3 Two-Family Residential District
Historic District: Esplanade Ridge **Planning District:** 4
Existing Use: Vacant Lot **Square Number:** 431
Proposed Use: Single-Family Residence **Lot Number:** 19
Project Planner: Brooke Perry (btperry@nola.gov)

Request Citation: This request is for variances from the provisions of Article 4, Section 4.6.7 (Table 4.F) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a single-family residence with insufficient minimum lot area, insufficient minimum depth of front yard, and insufficient minimum corner side yard width.

Requested Waivers:

Section 4.6.7 (Table 4.F) – Minimum Lot Area

Required: 3,600 sq. ft. Provided: 3,080 sq. ft. Waiver: 520 sq. ft.

Section 4.6.7 (Table 4.F) – Minimum Depth of Front Yard

Required: 20' Provided: 5' Waiver: 15'

Section 4.6.7 (Table 4.F) – Minimum Corner Side Yard Width

Required: 3'-9" Provided: 3' Waiver: 9"



ITEM 10 – Docket Number: 069-15

Applicant or Agent: Charles Neyrey, McDonogh 31, LLC
Property Location: 800-830 N. Lopez Street **Zip:** 70119
Bounding Streets: St. Ann St., N. Lopez St., N. Rendon St., Dumaine St.
Zoning District: RD-3 Two-Family Residential District
Historic District: Esplanade Ridge **Planning District:** 4
Existing Use: Vacant Lot **Square Number:** 431
Proposed Use: Single-Family Residence **Lot Number:** 20
Project Planner: Brooke Perry (btperry@nola.gov)

Request Citation: This request is for variances from the provisions of Article 4, Section 4.6.7 (Table 4.F) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a single-family residence with insufficient minimum lot area and insufficient minimum depth of front yard.

Requested Waivers:

Section 4.6.7 (Table 4.F) – Minimum Lot Area

Required: 3,600 sq. ft. Provided: 3,078 sq. ft.

Waiver: 522 sq. ft.

Section 4.6.7 (Table 4.F) – Minimum Depth of Front Yard

Required: 20' Provided: 6'

Waiver: 14'



C. BZA Dockets – New Business

ITEM 11 – Docket Number: 079-15

Applicant or Agent: Johann L. Palacios
Property Location: 4628 Demontluzin Street **Zip:** 70122
Bounding Streets: Demontluzin St., Lombard St., Franklin Ave., & Carnot St.
Zoning District: RS-2 Single-Family Residential District
Historic District: N/A **Planning District:** Planning
Existing Use: Single-Family Residence **Square Number:** 20
Proposed Use: Single-Family Residence **Lot Number:** 9,10
Project Planner: Kelly Butler (kgbutler@nola.gov)

Request Citation: This request is for variances from the provisions of **Article 15, Section 15.5.9.4** and **Article 15, Section 15.6.1** of the Comprehensive Zoning Ordinance.

Request:

This request is to permit the construction of an accessory structure with insufficient minimum width of a side yard and permit the placement of a fence with excessive height. **(AFTER THE FACT)**

Requested Waivers:

Section 15.5.9.4 –Side Yards (Accessory Structures –Side Yard Lot Line)

Required: 3' Provided: 0' Waiver: 3'

Section 15.6.1 – Fences

Permitted: 7' Provided: 8' Waiver: 1'



ITEM 12 – Docket Number: 080-15

Applicant or Agent: Tristan Bennett
Property Location: 1440-1442 Annette Street **Zip:** 70116
Bounding Streets: Annette St., N. Robertson St., N Villere St., & St. Bernard Ave.
Zoning District: HMR-3 Historic Marigny/Treme Residential District
Historic District: N/A **Planning District:** 4
Existing Use: Single-Family Residence **Square Number:** 623
Proposed Use: Two Single-Family Residences **Lot Number:** 19
Project Planner: Nicholas J. Kindel (njkindel@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 1, Section 1.4 of the Comprehensive Zoning Ordinance.

Request: This request is to permit the establishment of two (2) single-family residences on one lot of record.

Requested Waiver:

Section 1.4 – Location on a Lot Required

Permitted: 1 Main Use Provided: 2 Main Uses Waiver: 1 Main Use



ITEM 13 – Docket Number: 081-15

Applicant or Agent: 515 Toulouse, L.L.C., Harry Baker Smith Architects II
Property Location: 515-531 Toulouse St., 516-520 Wilkinson St. **Zip:** 70130
Bounding Streets: Toulouse St., Decatur St., Chartres St., & Wilkinson St.
Zoning District: VCC-2 Vieux Carre Commercial District
Historic District: N/A **Planning District:** 1b
Existing Use: Vacant Mixed-Use **Square Number:** 26
Proposed Use: Commercial/Residential (25 units) **Lot Number:** 10, 11, 12, 16, B, A
Project Planner: Dubravka Gilic (dgilic@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 8, Section 8.5.7 (Table 8.D) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the renovation of an existing building to a mixed-use structure with excessive height and with insufficient minimum lot area per dwelling unit.

Requested Waivers:

Section 8.5.7 (Table 8.D) – Maximum Height

Required: 50 feet Provided: 55 feet Waiver: 5 feet

Section 8.5.7 (Table 8.D) – Minimum Lot Area per Dwelling Unit

Required 800 sq. ft. Provided: 593 sq. ft. Waiver: 207 sq. ft. (for 516 Wilkinson)
 Required 800 sq. ft. Provided: 685 sq. ft. Waiver: 115 sq. ft. (for 515 Toulouse)



ITEM 14 – Docket Number: 082-15**WITHDRAWN**

Applicant or Agent: Katie J. Buchert
Property Location: 4939 S. Galvez Street **Zip:** 70125
Bounding Streets: S. Galvez St., Upperline St., S. Miro St., & Robert St.
Zoning District: RD-2 Two-Family Residential District
Historic District: N/A **Planning District:** 3
Existing Use: Single-Family Residence **Square Number:** 743
Proposed Use: Single-Family Residence **Lot Number:** L
Project Planner: Stosh Kozlowski (sakozlowski@nola.gov)

Request Citation: This request is for variances from the provisions of Article 15, Section 15.2.3(5) and Article 15, Section 15.6.6 of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a circular drive with one (1) parking space in the required front yard area, and excessive paving of the required front yard area. **(AFTER THE FACT)**

Requested Waivers:**Section 15.2.3(5) – Circular Drive Standards**

Required: 1 Space Provided: 0 Spaces Waiver: 1 Space

Section 15.6.6 – Limitation of Pavement of Required Front Yard Areas

Permitted: ≤ 40% Provided: 80% Waiver: 40%

**ITEM 15 – Docket Number: 083-15**

Applicant or Agent: Franklin Avenue, L.L.C.
Property Location: 1535 Franklin Avenue **Zip:** 70117
Bounding Streets: Franklin Ave., N. Claiborne Ave., Port St., & N. Robertson St.
Zoning District: C-1 General Commercial District
Historic District: N/A **Planning District:** 7
Existing Use: Gas Station **Square Number:** 648
Proposed Use: Gas Station **Lot Number:** Y2
Project Planner: Laura Banos (lbbanos@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 5, Section 5.7.6 of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a sign with excessive sign area. **(AFTER THE FACT)**

Requested Waiver:**Section 5.7.6(3) – Accessory Detached Sign Area**

Permitted: 110 sq. ft. Provided: 316 sq. ft. Waiver: 206 sq. ft.



ITEM 16 – Docket Number: 084-15

Applicant or Agent: Edward L. Nickolaus, Jr., Dan Nitschke
Property Location: 321-323 S. Telemachus Street **Zip:** 70119
Bounding Streets: S. Telamachus St., Banks St., S. Cortez St., & Palmyra St.
Zoning District: RD-3 Two-Family Residential District
Historic District: N/A **Planning District:** 4
Existing Use: Two-Family Residence **Square Number:** 729
Proposed Use: Two-Family Residence **Lot Number:** 6
Project Planner: Nicholas J. Kindel (njkindel@nola.gov)

Request Citation: This request is for variances from the provisions of Article 1, Section 1.4 and Article 4, Section 4.6.7 (Table 4.F) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the establishment of two (2) single-family residences on one lot of record with insufficient side and rear yard areas.

Requested Waivers:**Section 1.4 – Location on a Lot Required**

Required: 1 Main Use Provided: 2 Main Uses Waiver: 1 Main Use

Section 4.6.7 (Table 4.F) – Side Yard Width (Banks Street side)

Required: 3' Provided: 0' Waiver: 3'

Section 4.6.7 (Table 4.F) – Side Yard Width (Palmyra Street side)

Required: 3' Provided: 0' Waiver: 3'

Section 4.6.7 (Table 4.F) – Rear Yard Depth

Required: 20' Provided: 0' Waiver: 20'

**ITEM 17 – Docket Number: 085-15**

Applicant or Agent: D-Barlo, L.L.C., John T. Campo, Jr.
Property Location: 744 St. Charles Avenue **Zip:** 70130
Bounding Streets: St. Charles Ave., Church St., Girod St., & Julia St.
Zoning District: CBD-7 Central Business District
Historic District: Lafayette Square **Planning District:** 1a
Existing Use: Vacant Office Building **Square Number:** 180
Proposed Use: Hotel **Lot Number:** 5, 6
Project Planner: Arlen D. Brunson (adbrunson@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.3.1 (Table 15.G) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the waiver of one off-street loading space where two are required and one will be provided.

Requested Waiver:**Section 15.3.1 (Table 15.G) – Off-Street Loading**

Required: 2 Spaces Provided: 1 Space Waiver: 1 Space

ITEM 18 – Docket Number: 086-15

Applicant or Agent: Stephanie November, Brian Gille
Property Location: 5914 Coliseum Street **Zip:** 70115
Bounding Streets: Coliseum St., State St., Eleanore St. & Chestnut St.
Zoning District: RD-2 Two-Family Residential District
Historic District: N/A **Planning District:** 3
Existing Use: Single-Family Residence **Square Number:** 38
Proposed Use: Single-Family Residence **Lot Number:** Z
Project Planner: Valerie McMillan (vamcmillan@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 4, Section 4.3.7 (Table 4.C) of the Comprehensive Zoning Ordinance.

Request: To permit the construction of an addition onto a single-family residence creating insufficient rear yard depth.

Requested Waiver:

Section 4.5.7 (Table 4.E) – Minimum Rear Yard Depth

Required: 20' Provided: 17' Waiver: 3'



ITEM 19– Docket Number: 087-15

Applicant or Agent: Albert P. Bush III, Brian Gille
Property Location: 1032 Eleonore Street **Zip:** 70115
Bounding Streets: Eleanore St., State St., Coliseum St. & Chestnut St.
Zoning District: RD-2 Two-Family Residential District
Historic District: N/A **Planning District:** 3
Existing Use: Single-Family Residence **Square Number:** 38
Proposed Use: Single-Family Residence **Lot Number:** X
Project Planner: Larry W. Massey (lwmassey@nola.gov)

Request Citation: This request is for variances from the provisions of Article 15, Section 15.5.9(4) and of Article 4, Section 4.5.7 (Table 4.E) of the Comprehensive Zoning Ordinance.

Request: This request is to permit a lot with insufficient lot area and depth, and the construction of a carport in the required side yard with excessive height.

Requested Waivers:

Section 15.5.9(4) – Side Yards (Carport Height)

Required: 13' Provided: 15'-3" Waiver: 2'-3"

Section 4.5.7 (Table 4.E) – Lot Area (Single-Family Dwelling)

Required: 4,400 ft² Provided: 3,453.75 ft² Waiver: 946.25 ft²

Section 4.5.7 (Table 4.E) – Lot Depth

Required: 90' Provided: 76' Waiver: 14'



ITEM 20– Docket Number: 088-15

Applicant or Agent: David & Nancy Stokes, Marianne Mumford Landscape Images
Property Location: 4831 St. Charles Avenue **Zip:** 70115
Bounding Streets: St. Charles Ave., Upperline St., Carondelet St., & Bordeaux St.
Zoning District: RS-1 Single-Family Residential District
Historic District: N/A **Planning District:** 3
Existing Use: Multiple-Family Residence **Square Number:** 410
Proposed Use: Single-Family Residence **Lot Number:** 2
Project Planner: Nicolette P. Jones (nicolette.jones@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.2.3 of the Comprehensive Zoning Ordinance.

Request: This request is to permit one (1) off-street parking space in the required front yard area.

Requested Waiver:

Section 15.2.3 – Parking in Front Yards

Required: 0 Spaces Provided: 1 Space Waiver: 1 Space



ITEM 21– Docket Number: 089-15

Applicant or Agent: Jonathan Tate, Dylan Tete
Property Location: 7510 Zimple Street **Zip:** 70118
Bounding Streets: Zimple St., Cherokee St., Hillary St., & Freret St.
Zoning District: RD-2 Two-Family Residential District
Historic District: N/A **Planning District:** 3
Existing Use: Single-Family Residence **Square Number:** 125
Proposed Use: Single-Family Residence **Lot Number:** 18
Project Planner: Sabine Lebailleux (selebailleux@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 4, Section 4.5.7 of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a single-family residence with insufficient minimum lot area and insufficient minimum lot width.

Requested Waivers:

Section 4.5.7 (Table 4.E) – Minimum Lot Area

Required: 4,400 sq. ft. Provided: 3,600 sq. ft. Waiver: 800 sq. ft.

Section 4.5.7 (Table 4.E) – Minimum Lot Width

Required: 40' Provided: 30" Waiver: 10"



ITEM 22– Docket Number: 090-15

Applicant or Agent: Keion Smith, St. Bernard Project, Inc.
Property Location: 3636 Timber Wolf Lane **Zip:** 70131
Bounding Streets: Timber Wolf Lane, Forest Park Lane, & Timber Ridge Court
Zoning District: RS-2 Single-Family Residential District
Historic District: N/A **Planning District:** 12
Existing Use: Single-Family Residence **Square Number:** 6
Proposed Use: Single-Family Residence **Lot Number:** 15
Project Planner: Tyler J. Antrup (tjantrup@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.2.3 of the Comprehensive Zoning Ordinance.

Request: This request is to provide one (1) off-street parking space in the front yard as a result of a home elevation.

Requested Waiver:

Section 15.2.1 (Table 15.A) – Off-Street Parking

Required: 2 Spaces Provided: 0 Spaces (1 grandfathered) Waiver: 1 Space



ITEM 23– Docket Number: 091-15

WITHDRAWN

Applicant or Agent: Douglas Mayo, Scott Veazey
Property Location: 1500-1502 Elysian Fields Avenue **Zip:** 70116
Bounding Streets: Elysian Fields Ave., Frenchman St., N. Claiborne Ave., & N. Robertson St.
Zoning District: B-2 Neighborhood Business District
Historic District: N/A **Planning District:** 4
Existing Use: Mixed-Use **Square Number:** 639
Proposed Use: Restaurant **Lot Number:** 6
Project Planner: Dubravka Gilic (dgilic@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

Request: This request is to permit a restaurant with insufficient off-street parking.

Requested Waiver:

Section 15.2.1 (Table 15.A) – Off-Street Parking

Required: 16 Spaces Provided: 1 Space (14 grandfathered) Waiver: 1 Space



ITEM 24– Docket Number: 092-15

Applicant or Agent: L. Katherine Harmon, Moshe Shargian
Property Location: 2622 Cleveland Avenue **Zip:** 70119
Bounding Streets: Cleveland Ave., Palmyra St., S. Dorgenois, & S. Broad
Zoning District: B-1A Neighborhood Business District / Inner City Urban Corridor
Historic District: N/A **Planning District:** 4
Existing Use: Three-Family Residence **Square Number:** 582
Proposed Use: Three-Family and Two-Family Residence **Lot Number:** 21
Project Planner: Larry W. Massey (lwmassey@nola.gov)

Request Citation: This request is for variances from the provisions of Article 1, Section 1.4 – Location on a Lot of Record, Article 5, Section 5.5.7(Table 5.E), and Article 5, Section 5.5.8(1) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a two-family residence, on a lot with an existing three-family dwelling unit, with insufficient rear yard depth and insufficient off-street parking.

Requested Waivers:

Article 1, Section 1.4 – Location on a Lot of Record

Permitted: 1 Main Use Proposed: 2 Main Uses Waiver: 1 Main Use

Article 5, Section 5.5.7(Table 5.E) - Rear Yard

Required: 20' Proposed: 3' Waiver: 17'

Article 15, Section 15.2.1(Table 15.A) - Off-Street Parking Regulations

Required: 5 Spaces Provided: 3 Spaces Waiver: 2 Spaces



ITEM 25– Docket Number: 093-15

Applicant or Agent: Keith J. Marrero, Kevin & Sabrina Hankton
Property Location: 2724 4th Street **Zip:** 70113
Bounding Streets: Fourth St., Magnolia St., Washington Ave., & Clara St.
Zoning District: RM-4 Multiple-Family Residential District
Historic District: N/A **Planning District:** 2
Existing Use: Vacant Lot **Square Number:** 382
Proposed Use: Three-Family Residence **Lot Number:** 11
Project Planner: Brittany B. DesRocher (bbdesrocher@nola.gov)

Request Citation: This request is for variances from the provisions of Article 4, Section 4.12.7 (Table 4.L), and Article 15, Section 15.2.1 (Table 15.A), of the Comprehensive Zoning Ordinance.

Request: This request is to permit the construction of a three-family residence with insufficient minimum lot area, insufficient minimum lot width and insufficient off-street parking.

Requested Waivers:**Section 4.12.7 (Table 4.L) – Minimum Lot Area**

Required: 3,600 sq. ft. Provided: 2,799 sq. ft. Waiver: 801 sq. ft.

Section 4.12.7 (Table 4.L) – Minimum Lot Width

Required: 40' Provided: 31.1' Waiver: 8.9'

Section 15.2.1 (Table 15.A) – Off-Street Parking

Required: 3 Spaces Provided: 0 Spaces Waiver: 3 Spaces

**ITEM 26– Docket Number: 094-15**

Applicant or Agent: Tore Wallin, Arcadia L.L.C.
Property Location: 2401-2403 St. Claude Avenue **Zip:** 70117
Bounding Streets: St. Claude Ave., Music St., St. Roch Ave., & Marais St.
Zoning District: HMC-2 Historic Marigny/Treme Commercial District
Historic District: Faubourg Marigny **Planning District:** 7
Existing Use: Vacant Commercial **Square Number:** 394
Proposed Use: Restaurant **Lot Number:** 1
Project Planner: Arlen D. Brunson (adbrunson@nola.gov)

Request Citation: This request is for a variance from the provisions of Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance.

Request: This request is to permit the renovation of a vacant building for use as a restaurant with insufficient off-street parking.

Requested Waiver:**Section 15.2.1 (Table 15.A) – Off-Street Parking**

Required: 29 Spaces Provided: 0 Spaces (11 grandfathered) Waiver: 18 Spaces



ITEM 27– Docket Number: 095-15

Applicant or Agent: Camille M. Lemann
Property Location: 2201 St. Ann Street **Zip:** 70119
Bounding Streets: St. Anne St., N. Galvez St., Dumaine St., & N. Miro St.
Zoning District: RD-3 Two-Family Residential District
Historic District: Tremé **Planning District:** 4
Existing Use: Two-Family Residence **Square Number:** 284
Proposed Use: Two-Family Residence **Lot Number:** 1A
Project Planner: Nicolette P. Jones (nicolette.jones@nola.gov)

Request Citation: This request is for variances from the provisions of Article 4, Section 4.6.7 (Table 4.F) of the Comprehensive Zoning Ordinance.

Request: This request is in conjunction with Subdivision Docket 013/15, to permit the creation of a lot with insufficient minimum lot area, insufficient minimum lot depth, and to permit a single-family residence with insufficient side yard width of side yards and insufficient rear yard depth.

Requested Waivers:

Section 4.6.7 (Table 4.F) – Minimum Lot Area

Required: 3,600 sq. ft. Provided: 1,945.7 sq. ft. Waiver: 1,654.3 sq. ft.

Section 4.6.7 (Table 4.F) – Minimum Lot Depth

Required: 90' Provided: 58'1" Waiver: 31'11"

Section 4.6.7 (Table 4.F) – Side Yard Width

Required: 3' Provided: 2'5" Waiver: 7"

Section 4.6.7 (Table 4.F) – Rear Yard Depth

Required: 20' Provided: 15' Waiver: 5'



ITEM 28– Docket Number: 096-15

Applicant or Agent: Camille M. Lemann
Property Location: 2207 St. Ann Street **Zip:** 70119
Bounding Streets: St. Ann St., N. Miro St., Dumaine St., & N. Galvez St.
Zoning District: RD-3 Two-Family Residential District
Historic District: Tremé **Planning District:** 4
Existing Use: Single-Family Residence **Square Number:** 284
Proposed Use: Single-Family Residence **Lot Number:** 1B
Project Planner: Nicolette P. Jones (nicolette.jones@nola.gov)

Request Citation: This request is for variances from the provisions of Article 4, Section 4.6.7 (Table 4.F) of the Comprehensive Zoning Ordinance.

Request: This request is in conjunction with Subdivision Docket 013/15, to permit the creation of a lot with insufficient minimum lot area, insufficient minimum lot width, insufficient minimum lot depth, insufficient side yard width, and insufficient rear yard depth.

Requested Waivers:

Section 4.6.7 (Table 4.F) – Minimum Lot Area		
Required: 3,600 sq. ft.	Provided: 958.3 sq. ft.	Waiver: 2641.7 sq. ft.
Section 4.6.7 (Table 4.F) – Minimum Lot Width		
Required: 30'	Provided: 16'-6"	Waiver: 13'-4"
Section 4.6.7 (Table 4.F) – Minimum Lot Depth		
Required: 90'	Provided: 58'-11"	Waiver: 31'-11"
Section 4.6.7 (Table 4.F) – Side Yard Width		
Required: 3'	Provided: 2'-5"	Waiver: 7"
Section 4.6.7 (Table 4.F) – Rear Yard Depth		
Required: 20'	Provided: 15'	Waiver: 5'



ITEM 29– Docket Number: 097-15

Applicant or Agent: Camille M. Lemann
Property Location: 809 N. Galvez Street **Zip:** 70119
Bounding Streets: N. Galvez St., Dumaine St., St. Anne St., & N. Miro St.
Zoning District: RD-3 Two-Family Residential District
Historic District: Tremé **Planning District:** 4
Existing Use: Single-Family Residence **Square Number:** 284
Proposed Use: Single-Family Residence **Lot Number:** 1C
Project Planner: Nicolette P. Jones (nicolette.jones@nola.gov)

Request Citation: This request is for variances from the provisions of Article 4, Section 4.6.7 (Table 4.F) of the Comprehensive Zoning Ordinance.

Request: This request is in conjunction with Subdivision Docket 013/15, to permit the creation of a lot with insufficient minimum lot area, and insufficient minimum lot depth.

Requested Waivers:

Section 4.6.7 (Table 4.F) – Minimum Lot Area

Required: 3,600 sq. ft. Provided: 1,662.5 sq. ft.

Waiver: 1,937.5 sq. ft.

Section 4.6.7 (Table 4.F) – Minimum Lot Depth

Required: 90' Provided: 50'

Waiver: 40'

D. Adjournment